

Section VIII - Detail of CDBG Program Activities

Community Development Block Grant program funds come to the City of Asheville as an entitlement community, and must be used within the City for programs which are covered by a lengthy list of "eligible activities" in the CDBG regulations) and primarily benefit low income people. Table 12 summarizes names, budgets, and expenditures for all active projects. The following pages provide more details on each project. Demographic characteristics of CDBG beneficiaries are in Table 14. The location of housing units completed during the reporting year is shown in Section X.

Table 12 - Summary of CDBG-Assisted Projects

Page	Project Title	\$ Budgeted	\$ Expended	\$ Balance
A. Housing				
32	City-Wide Rehabilitation	638,424	242,712	395,712
33	Asheville Hardship Relocation Assistance	11,063	0	11,063
34	Brotherton Avenue Development	1,636	0	1,636
35	Asheville Area Habitat Housing Services	75,000	75,000	0
36	Asheville Area Habitat - Enka Development	0	0	0
37	MHO Emergency Repair (excl. program income)	95,000	82,779	12,221
38	MHO Housing Services	85,000	85,000	0
39	Griffin Apartments	0	0	0
40	MHO Single Family Development	60,000	60,000	0
41	NHS Housing Services (excl. program income)	77,500	56,900	20,600
42	NHS Single Family Development	0	0	0
43	NHS Bradley Street Infrastructure	415,000	0	415,000
44	Woodfin Apartments	0	0	0
Subtotal (Housing)		1,458,623	602,391	856,232
B. Economic Development				
45	EMSDC - South Pack Square Redevelopment	31,099	3,315	27,784
46	EMSDC - You Stand Program	25,000	25,000	0
47	South Pack Square Development Planning	50,000	0	50,000
48	Grove Arcade - Income Net	84,604	75,000	9,604
49	Mtn. Microenterprise Fund - Foundations	90,000	64,357	25,643
50	Mtn. Microenterprise Loan Fund (excl. program income)	75,000	31,405	43,595
Subtotal (Economic Development)		355,703	199,077	156,626

Page	Project Title	\$ Budgeted	\$ Expended	\$ Balance
C. Public Services & Fair Housing				
51	AHC Homebuyer Education/Counseling	50,000	50,000	0
52	AHC Renter Education/Case Management	60,000	60,000	0
53	Consumer Credit Counseling	25,000	25,000	0
54	Emma Family Resource Center	15,000	15,000	0
55	Housing Authority - Hillcrest Enrichment	35,000	35,000	0
56	Hospitality House Homeless Services	95,000	95,000	0
57	ABCRC Fair Housing	15,000	15,000	0
Subtotal (Public Services)		295,000	295,000	0
D. Neighborhood Improvements, Infrastructure, Public Facilities				
58	Property Disposition (from redevelopment)	6,573	3,150	3,423
59	West Asheville Water Line Replacement	87,500	87,500	0
60	City Transit Infrastructure Improvements	30,000	15,851	14,149
61	West End/Clingman Infrastructure - Phase II	2,760	0	2,760
62	Prospect Street Infrastructure	0	0	0
63	Clingman Avenue Infrastructure	34,500	3,898	30,602
64	ABCCM Courtland Avenue Group Home	0	0	0
Subtotal (Neighborhood Improvements)		161,333	110,399	50,934
E. Debt Service				
65	Section 108 Loan Debt Service	32,358	0	32,358
F. Administration and Planning				
66	NHS Burton Street Planning	15,000	15,000	0
67	AHC - 10-Year Plan Coordination	15,000	11,015	3,985
68	Pisgah Legal Services Resource Development	46,791	46,791	0
69	CD Administration	247,229	226,717	20,512
Subtotal (Administration & Planning)		324,020	299,523	24,497
G. Unallocated Funds				
69	Contingency	41,267	0	41,267
GRAND TOTALS		2,668,304	1,506,390	1,161,914

Note: See Financial Summary, Section E, for explanation of the difference between the total budget balance in this table and Funds Available in Table 2.

City-Wide Rehabilitation Programs

HUD #466 and #670

CDBG Activity Code: 14A - Single-Unit Residential

Agency: City of Asheville

Activity Location: City-wide

Activity Description: Rehabilitation of substandard single-family and multi-family housing units having low income (LI) occupants. Low-interest loans and technical assistance are offered to owner-occupants and to investor-owners of affordable rental housing.

Accomplishments:

Completed 2 units of owner-occupied rehabilitation and 5 rental units. 21 units are currently under construction - 2 owner-occupied and 19 rental.



A new window creates usable space

- Performance Outcomes:**
- Preserved 7 units of affordable housing for 5 renters and 2 homeowners.
 - Eliminated code violations in 7 units of housing.
 - Eliminated lead-based paint hazards in 2 homes

HUD Performance Outcome Statement: 7 households received affordable housing repair for the purpose of providing decent housing.

Budget Information:	CDBG	Section 108
Funds Budgeted This Period:	\$638,424	\$389,003
Funds Expended This Period:	\$242,712	\$387,773
Balance June 30, 2006:	\$395,712	\$1,230
Non-Federal Funds Expended This Period:	\$0	\$0
Total Project Funds Expended This Period:	\$242,712	\$387,773

Asheville Hardship Relocation Assistance

HUD # 486

CDBG Activity Code: 08 - Relocation
Agency: City of Asheville
Activity Location: City-wide
Activity Description: Provides limited relocation counseling and financial assistance to low to moderate-income households under the City's Optional Relocation Policy. Assistance may be provided to households displaced by code enforcement action if necessary to prevent financial hardship.
Accomplishments: Hardship relocation was not utilized this year.
Performance Outcomes: None to report this year.
HUD Performance Outcome When utilized, hardship relocation assistance enables households to secure decent housing at an affordable rate.

Budget Information:

CDBG Funds Budgeted This Period:	\$11,063
CDBG Funds Expended This Period:	\$0
CDBG Balance June 30, 2006:	\$11,063
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

Brotherton Avenue Development

HUD # 407

CDBG Activity Code: 03 - Public Facilities and Improvements (General)
Agency: City of Asheville
Activity Location: Corner of Brotherton & Virginia Avenues in W. Asheville
Activity Description: Development of a 6.8 acre tract owned by the City of Asheville for a mixed-income, multi-family homeownership development. Project to provide homeownership opportunities to families in a setting designed to foster a sense of community.
Accomplishments: The second developer for this site (Neighborhood Housing Services) has withdrawn because of pre-development delays and increasing construction costs. Future plans for this site are under consideration.
Performance Outcomes: Not defined at this time

Budget Information:

CDBG Funds Budgeted This Period:	\$1,636
CDBG Funds Expended This Period:	\$0
CDBG Balance June 30, 2006:	\$1,636
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$1,636

Asheville Area Habitat for Humanity – Housing Services

HUD # 671

CDBG Activity Code:	14 H - Housing Rehabilitation (Used for 570.201(k) Housing Services Activity)
Agency:	Asheville Area Habitat for Humanity, Inc. (CBDO)
Activity Location:	Services provided at 30 Meadow Rd. for development work at East Oakview Road, Broadview Drive, and Sand Hill Road (Enka).
Activity Description:	Operating cost to administer home ownership activities. Activities include client intake, financial counseling, homebuyer education, home maintenance training, loan servicing, as well as development and general oversight of the construction of HOME-assisted new homes for low income families.
Accomplishments:	<p><u>East Oakview Road</u> - Completed construction of 3 single-family homes and closed on all of them, plus one that was completed last year.</p> <p><u>Broadview Drive</u> - Completed 5 single-family homes and closed on all of them.</p> <p><u>Enka</u> - Infrastructure work completed for a 55-unit single-family subdivision (see separate reports for CDBG & HOME development grants).</p>
Performance Outcomes:	<ul style="list-style-type: none"> • Permanent addition of 8 affordable housing units to Asheville's housing stock. • Provision of 9 affordable, 0% interest mortgages for terms of 20-25 years. • Homeownership achievement and asset building for 9 low income households, of which 5 are minority.
HUD Performance Outcome Statement	9 households have obtained affordable housing through support services provided for the purpose of creating decent affordable housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$ 75,000
CDBG Funds Expended This Period:	\$ 75,000
CDBG Balance June 30, 2006:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 78,999
Total Project Funds Expended This Period:	\$153,999

Asheville Area Habitat for Humanity – Enka Development HUD # 571

CDBG Activity Code: 01 - Acquisition
Agency: Asheville Area Habitat for Humanity, Inc. (CBDO)
Activity Location: 17.3 acres on Sand Hill Road in Asheville
Activity Description: Acquisition of property on Sand Hill Road in the Enka area for the construction of a new development of approximately 55 single-family homes for low income households. Also funded and reported under HOME.

Accomplishments:



Infrastructure work completed. Construction of 4 homes begun, with completion on all four expected by October, 2006. Start of additional 4 homes anticipated by October, 2006. Project to be 100% complete by December 2008.

Performance Outcomes: When complete the development will provide:

- Permanent addition of 55 affordable housing units to Asheville's housing stock.
- Homeownership achievement and asset building for 55 low income households.
- 55 - 0% interest first mortgages held by Habitat.

HUD Performance Outcome Statement 55 housing units will be completed, creating affordable units for the purpose of providing decent housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$0
CDBG Funds Expended This Period:	\$0
CDBG Balance June 30, 2006:	\$0
Other Federal Funds Expended This Period:	\$103,338
Non-Federal Funds Expended This Period:	\$648,656
Total Project Funds Expended This Period:	\$751,994

MHO Emergency Repair HUD #677

CDBG Activity Code: 14A - Rehabilitation, Single-Unit Residential
Agency: Mountain Housing Opportunities, Inc. (MHO)
Activity Location: City-Wide
Activity Description: Emergency repairs to address conditions that present imminent threats to health, safety and accessibility, including roof, electrical, plumbing, and furnace repair, installation of handicap ramps, grab bars and other accessibility improvements.

Accomplishments:



In the City of Asheville, MHO used CDBG funds to assist 40 low income households with emergency home repairs to remove health, safety and accessibility issues.

An additional 146 emergency repairs were made in Asheville and Buncombe County using funding from other sources. Budget below represents entire Program (186 units).

Cardboard switch plate - typical of unsafe electrical work found by MHO

Performance Outcomes:

- 40 housing units in Asheville were made safe and preserved for their low income homeowners.
- 100% of surveyed clients (18) reported still living in their home up to 1.5 years after assistance.

HUD Performance Outcome Statement:

40 households received affordable housing repair for the purpose of providing decent housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$95,000
CDBG Funds Expended This Period:	\$82,779
CDBG Balance June 30, 2006:	\$12,221
CDBG Program Income Expended This Period:	\$663
Other Federal Funds Expended This Period:	\$49,309
State/Local Funds Expended This Period:	\$120,500
Private Funds Expended This Period:	\$197,622
Total Project Funds Expended This Period:	\$450,873

MHO – Housing Services

HUD #672

CDBG Activity Code:	14 H - Housing Rehabilitation (Used for 570.201(k) Housing Services Activity)
Agency:	Mountain Housing Opportunities, Inc. (MHO) (CBDO)
Activity Location:	Community-wide; services provided at 64 Clingman Avenue
Activity Description:	Services resulting in the production, rehabilitation and maintenance of HOME-assisted or HOME-eligible affordable housing units. Activities include client recruitment and counseling, loan referrals, and project management. Housing units are counted under individually funded CDBG and HOME activities.
Accomplishments:	<p><u>Northpoint Commons II</u> - Grading and site work underway for 30 affordable rental units.</p> <p><u>Woodfin Apartments</u> - Continued rehab of 18 rental units for homeless and special needs. Occupancy expected fall 2006.</p> <p><u>Griffin</u> - Construction underway for 50 units of affordable rental housing downtown (15 reserved as permanent supportive housing units). Completion expected August 2006.</p> <p><u>Prospect Terrace</u> - Completed and sold 7 multi-family units to low income homebuyers.</p> <p><u>Scattered-Site Homeownership (ongoing)</u> - Constructed & sold 2 affordable homes to low income homebuyers.</p> <p><u>Clingman Avenue Townhomes</u> - Construction of 9 units (5 affordable and 4 market rate) to begin August 2006.</p> <p><u>Crowell Park</u> - Tax Credits awarded for the development of 73 affordable rental units. Full plans and specs being developed.</p> <p><u>Glen Rock</u> - Purchased property. Continuing predevelopment of mixed use project, including 85 mixed income housing units.</p>
Performance Outcomes:	<ul style="list-style-type: none"> • Permanent addition of 9 affordable homeownership housing units to Asheville's housing stock. • Homeownership achievement & asset building for 9 Low income households.
HUD Performance Outcome Statement	9 households have obtained decent affordable housing
Budget Information:	
CDBG Funds Budgeted This Period:	\$85,000
CDBG Funds Expended This Period:	\$85,000
CDBG Balance June 30, 2006:	\$0
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$179,979
Total Project Funds Expended This Period:	\$264,979

MHO Downtown SRO – The Griffin

HUD # 555

CDBG Activity Code: 01 - Acquisition
Agency: Mountain Housing Opportunities, Inc. (MHO) (CBDO)
Activity Location: Grove Street in downtown Asheville
Activity Description: Acquisition and site development for new construction of 50-unit rental complex in downtown Asheville. Fifteen efficiency units will be reserved for the homeless, and 15 1-bedroom and 20 2-bedroom units will serve other low- income persons. Total project budget \$5,495,441.

Accomplishments:



Construction underway and 70 % complete. Expected completion is August 31, 2006. See also separate report in the HOME section.

Performance Outcomes: Once complete the Griffin will provide:

- Addition of 50 affordable units to Asheville's Central Business District's rental housing stock. All units will be for persons below 60% AMI and will remain affordable for a minimum of 30 years.
- Creation of 15 permanent, supportive housing units targeted for homeless persons.

HUD Performance Outcome Statement: When complete, 50 units of decent housing will be created and will be rented affordably.

Budget Information:

CDBG Funds Budgeted This Period:	\$0
CDBG Funds Expended This Period:	\$0
CDBG Balance June 30, 2006:	\$0
CBDO Proceeds Expended This Period:	\$0
Other Federal Funds Expended This Period:	\$0
State/Local Funds Expended This Period:	\$613,645
Non-Federal Funds Expended This Period:	\$2,427,933
Total Project Funds Expended This Period:	\$3,041,578

MHO Single Family Development

HUD # 689

CDBG Activity Code:	12 - Construction of Housing
Agency:	Mountain Housing Opportunities, Inc. (MHO) (CBDO)
Activity Location:	City-Wide
Activity Description:	Development subsidy for construction of 3 new single-family homes for low to moderate-income households; 2 market rate units to be constructed also.
Accomplishments:	2 homes On Jefferson Drive completed and sold to low income households and one market rate unit completed and sold. Final two units under construction and 85% complete.
Performance Outcomes:	<ul style="list-style-type: none"> • Addition of 2 single-family affordable units to Asheville's housing stock. • Homeownership achievement and asset building for 2 low income households.
HUD Performance Outcome Statement:	Two units of <i>decent housing</i> were created and sold to low income homebuyers at <i>affordable</i> rates.

Budget Information:

CDBG Funds Budgeted This Period:	\$60,000
CDBG Funds Expended This Period:	\$60,000
CDBG Balance June 30, 2006:	\$0
CBDO Proceeds Expended This Period:	\$0
Other Federal Funds Expended This Period:	\$0
State/Local Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$491,522
Total Project Funds Expended This Period:	\$551,522
<i>Non-federal expenditures are for market rate as well as affordable units.</i>	

NHS Housing Services

HUD # 673

CDBG Activity Code:	14 H - Housing Rehabilitation (Used for 570.201(k) Housing Services Activity)
Agency:	Neighborhood Housing Services of Asheville, NC, Inc. (NHS) (CBDO)
Activity Location:	Services provided at 135 Cherry Street, Asheville; development activities City-Wide.
Activity Description:	Housing services activities supporting a wide range of housing development & neighborhood improvement efforts in targeted neighborhoods - W. Asheville and Shiloh areas. Activities include project development & oversight, client intake, referrals, loan processing & client counseling for DPA and/or purchase of CDBG & HOME assisted properties. Work also includes neighborhood planning. Housing units counted under individually funded CDBG & HOME activities.
Accomplishments:	<p><u>HOME Scattered Site New Construction</u> - Completed construction of 11 new units and sold 8 of them along with 3 carry-overs from the previous year.</p> <p><u>CDBG Scattered Site New Construction</u> - Completed and sold 1 new unit. 2 units under construction and 99% complete. Infrastructure work to begin Fall 2006 for 11 units at Bradley Street.</p> <p><u>DPA Program</u> - Closed 7 NeighborWorks America DPA loans. Closed 5 ADDI loans in the City of Asheville and 8 ADDI loans outside the City.</p>
Performance Outcomes:	<ul style="list-style-type: none"> • Permanent addition of 12 new affordable single-family homeownership units to Asheville's housing stock. • Homeownership achievement & asset building for 29 low income households (11 HOME, 1 CDBG, 10 ADDI, 7 Other).
HUD Performance Outcome Statement:	Completed 12 units of decent housing and sold affordably to LOW INCOME homebuyers.

Budget Information:

CDBG Funds Budgeted This Period:	*\$56,900
CDBG Funds Expended This Period:	\$56,900
CDBG Balance June 30, 2006:	\$0
CDBG Program Income Expended This Period:	\$20,599
Other Federal Funds Expended This Period:	\$42,000
Non-Federal Funds Expended This Period:	\$249,632
Total Project Funds Expended This Period:	\$369,132

** Original 2005-06 CDBG allocation \$77,500. Amount reduced to reflect use of unanticipated CDBG program income received by NHS. Difference of entitlement funding transferred to NHS Single Family Development.*

NHS Single Family Development

HUD # 609

CDBG Activity Code:	12 - Construction of Housing
Agency:	Neighborhood Housing Services of Asheville, Inc. (NHS) (CBDO)
Activity Location:	City-Wide
Activity Description:	Development subsidy for construction of 4 new single-family homes for low to moderate-income households.
Accomplishments:	Construction completed on 1 single-family modular home and 99% complete on 2 remaining units. Sold unit to low income homebuyer and provided post-purchase counseling for this homebuyer. The fourth unit was completed and sold last year.
Performance Outcomes:	<ul style="list-style-type: none"> • Addition of 1 single-family affordable unit to Asheville's housing stock. • Homeownership achievement and asset building for 1 low income household.
HUD Performance Outcome Statement:	One unit of decent affordable housing was created and sold to a low income homebuyer.

Budget Information:

CDBG Funds Budgeted This Period:	\$0
CDBG Funds Expended This Period:	\$0
CDBG Balance June 30, 2006:	\$0
CDBG Program Income Expended This Period:	\$0
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$182,962
Total Project Funds Expended This Period:	\$182,962

Bradley Street Development – New Construction

HUD # 686

CDBG Activity Code: 03 - Public Facilities and Improvements (General)
Agency: Neighborhood Housing Services, Inc. (NHS) (CBDO)
Activity Location: Bradley Street, Asheville
Activity Description: Phase I: Design and construct street extension, water & sewer infrastructure, and sidewalks to facilitate the construction of 11 units of affordable housing.
 Phase II: Construction of three (3) affordable single-family homes and eight (8) duplex units along Bradley Street extension.

Accomplishments: Project has received planning approval. Final plans and specifications are complete. Pre-bid conferences held for infrastructure and home construction. Project has been bid twice. Thus far, insufficient number of bids received. Submitted grading permits.

Performance Outcomes: When complete the development will provide:
 Permanent addition of 11 affordable housing units to Asheville's housing stock.
 Homeownership achievement and asset building for 11 low income households.

HUD Performance Outcome Statement: When complete, 11 units of decent housing will be created and will be affordable to low income households.

Budget Information:

CDBG Funds Budgeted:	\$415,000
CDBG Funds Expended:	\$0
CDBG Balance June 30, 2006:	\$415,000
CDBG Program Income Expended:	\$0
CBDO Proceeds Expended:	\$0
Other Federal Funds Expended:	\$0
Non-Federal Funds Expended:	\$23,416
Total Project Funds Expended:	\$23,416

Woodfin Apartments

HUD #556

CDBG Activity Code: 14B Rehab; Multi-Unit Residential
Agency: Housing Authority of the City of Asheville
Activity Location: 15 Woodfin Avenue in Downtown Asheville
Activity Description: Acquisition, relocation & substantial rehabilitation of the 19-unit Woodfin Apartment Building. 18 units will be designated as permanent supportive housing for homeless persons.
Accomplishments: Rehabilitation work is 95% complete. Completion and occupancy anticipated in Fall 2006. (see also report in HOME section)

Performance Outcomes:

Once complete Woodfin Apartments will provide:



- Preservation of 18 units of affordable rental housing in downtown Asheville - close to jobs, transportation, and services.
- Creation of 18 units of permanent supportive housing for homeless persons at 30% of the AMI or below. Units will remain affordable for a minimum of 20 years.

HUD Performance Outcome Statement:

When complete, 18 units of decent housing will be preserved and will be rented affordably.

Budget Information:

CDBG Funds Budgeted This Period:	\$0
CDBG Funds Expended This Period:	\$0
CDBG Balance June 30, 2006:	\$0
CDBG Program Income Expended This Period:	\$0
Other Federal Funds Expended This Period:	\$130,030
Non-Federal Funds Expended This Period:	\$662,000
Total Project Funds Expended This Period:	\$792,030

EMSDC South Pack Square Redevelopment

HUD # 365

CDBG Activity Code:	17C - Commercial / Industrial Building Acquisition, Construction, Rehabilitation
Agency:	Eagle/Market Street Development Corporation (EMSDC) (CBDO)
Activity Location:	Eagle/Market Street area of South Pack Square, Census Tract 1- 87.8% LI. Target redevelopment properties are: 17-23 Eagle St., 3 Wilson Alley, 38, 40 (vacant lot) 46 & 70 S. Market Street.
Activity Description:	Commercial redevelopment in the historically African American business center of downtown Asheville. Activities include redevelopment planning, acquisition, construction and rehabilitation of EMSDC parcels listed above.
Accomplishments:	EMSDC continued work in the South Market/Eagle Street district, including relocation activity and development of a new project team. Contractual arrangements have been explored with Cherokee Investment Partnership and three local investor/partners to complete the rehabilitation of existing buildings before proceeding with new construction. EMSDC plans to present revised plans to the City's Planning and Economic Development Committee in September.
Performance Outcomes:	None this year
HUD Performance Outcome Statement	When redevelopment takes place, the outcome will be assistance to businesses in a targeted area for the purpose of developing and sustaining economic opportunities in the area.

Budget Information:

CDBG Funds Budgeted This Period:	\$31,099
CDBG Funds Expended This Period:	\$ 3,315
CDBG Balance June 30, 2006:	\$27,784
Other Federal Funds Expended This Period:	
Non-Federal Funds Expended This Period:	\$33,060
Total Project Funds Expended This Period:	\$36,375

EMSDC You Stand Program

HUD # 647

CDBG Activity Code: 05H - Employment Training

Agency: Eagle/Market Street Development Corporation (EMSDC) (CBDO)

Activity Location: Services provided at 70 South Market Street, Asheville. Service area includes Eagle/Market Street area of South Pack Square, Census Tract 1 - 87.8% LI.

Activity Description: Employment, job coaching and/or business development assistance/ business incubation to low income individuals with severe barriers to employment & entrepreneurship. You Stand participants work with staff and experienced volunteers to remove barriers to success and to connect with services in the Asheville/Buncombe area.

Accomplishments: This program ceased operation at the end of fiscal year 2004-2005. Remaining funds were drawn down in July, 2005 against expenses incurred prior to June 30, 2005.

Budget Information:

CDBG Funds Budgeted This Period:	\$25,000
CDBG Funds Expended This Period:	\$25,000
CDBG Balance June 30, 2006:	\$0
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

South Pack Square Development Planning

CDBG Activity Code: 20 - Planning
Agency: Undetermined
Activity Location: South Pack Square, CT 1 - 87.8% LI
Activity Description: Funds allocated for planning future revitalization activities in South Pack Square Redevelopment Area. Specific activities and operating agency to be determined.
Accomplishments: No action taken due to delays encountered by the EMSDC South Pack Square Redevelopment Project. See HUD Activity # 365 for details. Use of funds to be determined in 2006-07 after re-assessment of the South Pack Square Redevelopment Area.
Performance Outcomes: Undetermined
HUD Performance Outcome Statement Undetermined

Budget Information:

CDBG Funds Budgeted This Period:	\$50,000
CDBG Funds Expended This Period:	\$0
CDBG Balance June 30, 2006:	\$50,000
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$0

Grove Arcade Income Net (Project GAIN)

HUD # 370

CDBG Activity Code:	18A - Economic Development Direct Financial Assistance to For-Profits
Agency:	Grove Arcade Public Markets Foundation, Inc.
Activity Location:	One Page Avenue, Suite 225 at the Grove Arcade
Activity Description:	A program to assist businesses leasing space in the Grove Arcade Public Market by providing loan guarantees, enabling them to obtain bank financing for working capital and startup costs.
Accomplishments:	Continued technical assistance to two small businesses, one of which is owned by a women and one by a low income entrepreneur. One of the businesses restructured its bank loan and was provided with a low-interest CDBG loan through this program, replacing the original loan guarantee and preventing an impending business failure. The other business obtained new financing, releasing GAPMF from the loan guarantee. The de-obligated balance will be re-allocated in FY 2007, effectively terminating the loan guarantee program.
Performance Outcomes:	Two small businesses have been sustained, one of which has 8 FTE employees.
HUD Performance Outcome Statement	Provision of CDBG funds to assist businesses in a targeted area for the purpose of creating economic opportunity in the area.

Budget Information:

CDBG Funds Budgeted This Period:	\$84,604
CDBG Funds Expended This Period:	\$75,000
CDBG Balance June 30, 2006:	\$ 9,604
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$75,000

MMF – Micro-Business Development Program

HUD # 659

CDBG Activity Code:	18C - Micro-Enterprise Assistance
Agency:	Mountain Microenterprise Fund (MMF)
Activity Location:	29 ½ Page Avenue, Asheville, NC
Activity Description:	A comprehensive program to provide Asheville's entrepreneurs, particularly those who are low-income, with training and technical assistance to enable their small business to flourish.
Accomplishments:	89 low-to-moderate income Asheville residents participated in 18 Foundations classes. MMF provided assistance to 14 clients who had entered into "Growth and Opportunity" (GO) contracts for assistance with their cash flow, marketing, and bookkeeping.
Performance Outcomes:	<ul style="list-style-type: none"> • 62 of the Foundations clients received certifications in the program with the completion of business plans. • 10 GO clients completed their contracts. • 55 businesses were established, enhanced, or expanded by Foundations graduates and GO clients. • 74% of MMF assisted businesses remained in operation after three years. • 12 new jobs were created as a result of Foundations and/or GO participation.
HUD Performance Outcome Statement	<ul style="list-style-type: none"> • 89 clients had improved access to training and technical support services provided for the purpose of creating economic opportunities.

Budget Information:

CDBG Funds Budgeted This Period:	\$90,000
CDBG Funds Expended This Period:	\$64,357
CDBG Balance June 30, 2006:	\$25,643
Other Federal Funds Expended This Period:	\$110,080
Non-Federal Funds Expended This Period:	\$90,067
Total Project Funds Expended This Period:	\$264,504

MMLF – Small Business Loan Pool

HUD # 660

CDBG Activity Code:	18C - Micro-Enterprise Assistance
Agency:	Mountain Microenterprise Loan Fund (MMLF)
Activity Location:	29 ½ Page Avenue, Asheville, NC
Activity Description:	Capital is provided to low-and-moderate income entrepreneurs in the City of Asheville who have difficulty obtaining loans from traditional lending sources, enabling them to expand or open their small businesses.
Accomplishments:	Seven loans were made with CDBG funds to six small businesses, which include a market, a painting business, two clothing stores, a landscape design company, and a nightclub. These loans were supplemented by \$41,000 in loan funds from other sources. Another six businesses in Asheville were assisted by MMLF with loans from other funding sources, totaling approximately \$114,500.
Performance Outcomes:	Two new businesses opened and began operations. Four businesses were expanded as a result of MMLF CDBG loans. Two jobs were created, excluding business owners.
HUD Performance Outcome Statement	Six businesses had improved access to business capital, provided for the purpose of creating economic opportunities.

Budget Information:

CDBG Funds Budgeted This Period:	\$75,000
CDBG Funds Expended This Period:	\$31,405
CDBG Balance June 30, 2006:	\$43,595
CDBG Program Income Expended This Period:	\$14,702
Other Federal Funds Expended This Period:	\$22,967
Non-Federal Funds Expended This Period:	\$281,021
Total Project Funds Expended This Period:	\$350,095

AHC Homebuyer Education/Counseling

HUD # 661

CDBG Activity Code:	05 - Public Services
Agency:	Affordable Housing Coalition of Asheville & Buncombe County (AHC)
Activity Location:	City-Wide, Asheville, NC
Activity Description:	Homeownership classes, one-on-one counseling, and affordable housing tours to prepare clients for homeownership.
Accomplishments:	Held 9 Home Ownership classes (2 during weekends): 143 households (191 individuals) attended; 103 households (72%) were low income
Performance Outcomes:	<ul style="list-style-type: none"> Point in time study (December 2005) revealed 22% of class graduates (35 out of 160 surveyed) became homeowners within 2 years of graduation. 54% (19) of participants who purchased were <80% AML; 23% (8) of participants were from minority or Hispanic households; 49% (17) of participants were from female-headed households.
HUD Performance Outcome Statement	191 individuals attended homeownership education classes, offered to provide access to decent affordable housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$50,000
CDBG Funds Expended This Period:	\$50,000
CDBG Balance June 30, 2006:	\$0
Other Federal Funds Expended This Period:	\$12,600
State and Local Funds Expended This Period:	\$40,000
Private Funds Expended This Period	\$44,780
Total Project Funds Expended This Period:	\$147,380

AHC Renter Education/Case Management – HomeBase Program

HUD # 662

CDBG Activity Code:	05 - Public Services
Agency:	Affordable Housing Coalition of Asheville & Buncombe County (AHC)
Activity Location:	City-Wide, Asheville, NC
Activity Description:	Educational workshops, information, counseling, and support to assist low-income families in finding or maintaining safe, affordable housing. Used HOME funds for direct TBRA - see HOME section.
Accomplishments:	<ul style="list-style-type: none"> • Provided housing counseling to 144 low income households; of the 90 cases closed 63% households achieved housing goal. • Held 33 Rental Workshops for 387 clients. • Responded to 1,137 calls for information or referral services on housing issues/concerns. • Updated, printed and distributed 11,000 Rental Guides
Performance Outcomes	<ul style="list-style-type: none"> • 65 households met their goals for improving their housing conditions
HUD Performance Outcome Statement	419 individuals received rental education and counseling, which provided access to decent affordable housing.

Budget Information:

CDBG Funds Budgeted This Period:	\$60,000
CDBG Funds Expended This Period:	\$60,000
CDBG Balance June 30, 2006:	\$0
Other Federal Funds Expended This Period:	\$62,337
Non-Federal Funds Expended This Period:	\$82,913
Total Project Funds Expended This Period:	\$205,250

Consumer Credit Counseling

HUD # 666

CDBG Activity Code:	05 - Public Services
Agency:	Consumer Credit Counseling of Western North Carolina, Inc. (CCCS)
Activity Location:	City-Wide, Asheville, NC
Activity Description:	Budget and money management counseling sessions to help consumers regain control of their finances, avoid foreclosure/eviction and bankruptcy. Financial education to help consumers manage money and credit wisely.
Accomplishments:	<ul style="list-style-type: none"> • Provided housing/financial counseling for 943 individuals in the City of Asheville (additional 422 in Buncombe County) • Provided financial literacy education (<i>Manage Your Money</i> workshop series) for 92 individuals in the City of Asheville (additional 28 in Buncombe County) • Assisted with 8 Affordable Housing Coalition Classes
Performance Outcomes	<ul style="list-style-type: none"> • 451 individuals who received financial counseling were able to avoid filing for personal bankruptcy using Debt Repayment Program. 93 individuals successfully repaid all their unsecured debt. • Of clients who responded to post-counseling survey, 85.4% are paying their rent or mortgage on time. • Of clients who responded to post-class survey, 92.7% report having begun to save money for periodic expenses.
HUD Performance Outcome Statement:	1035 households had access to support services for the purpose of providing a suitable living environment.

Budget Information:

CDBG Funds Budgeted This Period:	\$25,000
CDBG Funds Expended This Period:	\$25,000
CDBG Balance June 30, 2006:	\$0
Other Federal Funds Expended This Period:	\$65,592
Non-Federal Funds Expended This Period:	\$350,825
Total Project Funds Expended This Period:	\$441,417

Emma Family Resource Center – Focus Family Outreach

HUD # 663

CDBG Activity Code:	05 Public Services
Agency:	Children First of Buncombe County
Activity Location:	Emma Family Resource Center, 37 Brickyard Road in the Emma Elementary school district
Activity Description:	The Focus Family program assists families with multiple needs with homelessness prevention, securing needed home repairs, securing eligible income support, and crisis intervention for such issues as domestic violence, family conflict, grief counseling, and family reunification.
Accomplishments:	<p>30 families were assisted with long term case management and 16 of these families were stabilized and their cases were "closed"</p> <p>14 families were given short term assistance because they had just one issue which the staff was able to address and resolve relatively quickly.</p>
Performance Outcomes	<ul style="list-style-type: none"> • 21 families secured affordable housing • 3 families were assisted with needed home repairs • 7 families secured eligible income support • 6 families received crisis intervention
HUD Performance Outcome Statement:	44 households had access to support services provided for the purpose of creating a suitable living environment.

Budget Information:

CDBG Funds Budgeted This Period:	\$15,000
CDBG Funds Expended This Period:	\$15,000
CDBG Balance June 30, 2006:	\$0
State and Local Funds Expended This Period:	\$53,000
Private Funds Expended This Period:	\$96,636
Total Project Funds Expended This Period:	\$164,636

Hillcrest Enrichment Program

HUD #687

CDBG Activity Code:	05D - Youth Services
Agency:	Housing Authority of the City of Asheville
Activity Location:	Carl E. Johnson Community Center at 100 Atkinson Street in the Hillcrest Public Housing Neighborhood. Census Tract 14, Block Group 1, Asheville - 50.5% LI
Activity Description:	After-school youth program for children living in public housing and the surrounding neighborhood, providing on-site tutoring, cultural activities, parent education, and life and social skills training.
Accomplishments:	Served 57 youth during the program year. 40 youth continued in the program through the end of the school year and maintained good attendance in school. 16 parents participated in at least two life skills training sessions. Held 20 on-site parent / student literacy nights with teachers from Isaac Dickson & Hall Fletcher Elementary School. Hillcrest staff & teachers from 7 schools held 120 student progress meetings throughout the year.
Performance Outcomes:	75% of the participants maintained a "C" or "Satisfactory" average during the school year and 25% improved their academic performance by at least one letter grade. 38 of the 40 continuing participants were promoted to the next grade level.
HUD Performance Outcome Statement	57 children were given access to tutoring and cultural enrichment for the purpose of enhancing a suitable living environment.

Budget Information:

CDBG Funds Budgeted This Period:	\$35,000
CDBG Funds Expended This Period:	\$35,000
CDBG Balance June 30, 2006:	\$0
Other Federal Funds Expended This Period:	\$88,851
Non-Federal Funds Expended This Period:	\$3,500
Total Project Funds Expended This Period:	\$127,351

Hospitality House Homeless Services

HUD # 658

CDBG Activity Code:	03T - Operating Cost of Homeless/Aids Patients Programs
Agency:	Hospitality House of Asheville, Inc. (HHA)
Activity Location:	City-Wide, Asheville, NC
Activity Description:	Provide a continuum of services to homeless individuals within three program areas. Services include street outreach, shelter, and housing options within a safe, structured environment.
Accomplishments:	<ul style="list-style-type: none"> Served 2708 unduplicated individuals during the CDBG program year in all Hospitality House of Asheville programs, including 20 individuals in the Safe Haven Shelter, 19 in transitional housing, and 98 through Room in the Inn. 250 individuals were reached through the Mobile Outreach program. The remainder were served at the A-Hope day center only. Participated with agencies statewide to develop the Homeless Management Information System and attended testing and training sessions. Continued collaboration with MHO to develop the supportive service component for the first Housing First model development in Asheville and began selection process at A-Hope of residents for the first project, Woodfin Apts, expected to open in August.
Program Outcomes:	<ul style="list-style-type: none"> 2 clients moved from emergency shelter into safe, stable housing and 7 clients exited the transitional housing program into more stable housing. 46% of Mobile Outreach and 15% of Safe Haven clients were assisted in obtaining at least one form of entitlement benefits. 116 A-Hope clients were assisted in obtaining permanent housing.
HUD Performance Outcome Statement	Hospitality House provided access to homeless services for 2708 individuals for the purpose of providing a suitable living environment.

Budget Information:

CDBG Funds Budgeted This Period:	\$95,000
CDBG Funds Expended This Period:	\$95,000
CDBG Balance June 30, 2006:	\$0
Other Federal Funds Expended This Period:	\$177,311
Non-Federal Funds Expended This Period:	\$388,744
Total Project Funds Expended This Period:	\$661,055

Fair Housing Education and Enforcement

HUD # 668

CDBG Activity Code: 21D - Fair Housing Activities (subject to 20% admin. cap)

Agency: Asheville-Buncombe Community Relations Council (ABCRC)

Activity Location: City-Wide

Activity Description: Education, investigation, and enforcement of Fair Housing Law in Asheville and Buncombe County

Accomplishments: Investigated and closed 14 HUD cases and 50 State cases
Held fair housing workshops throughout the City for 551 individuals.

Performance Outcomes: 2 HUD investigation cases and 8 State investigation cases resulted in a positive remedy (e.g. complainant maintaining or improving their housing through preventing eviction, denial of housing reversed, handicap access improved, or complainant receiving compensation).

Budget Information:

CDBG Funds Budgeted This Period:	\$15,000
CDBG Funds Expended This Period:	\$15,000
CDBG Balance June 30, 2006:	\$0
Other Federal Funds Expended This Period:	\$46,900
Non-Federal Funds Expended This Period:	\$175,000
Total Project Funds Expended This Period:	\$236,000

Property Disposition (from Redevelopment)

HUD # 222

CDBG Activity Code:	02 - Disposition of Real Property
Agency:	City of Asheville
Activity Location:	<ol style="list-style-type: none"> 1. Hill Street / Cherry Street neighborhood, CT 2, BG 1&2, L/M population: 71.1%. 2. East End/Valley Street neighborhood, CT 7, BG1 & 2 designated as blighted 8/4/76 with 93% of property deteriorated. 3. Pack Plaza Redevelopment area, CT 1, BG 2. Area designated as blighted 11/23/83, with 78% of property deteriorated.
Activity Description:	Management and disposition of surplus property acquired for Community Development / Redevelopment purposes. Sales proceeds return to the City as program income and are included in the amount of funds available for allocation to new CDBG projects.
Accomplishments:	Funds were spent on appraisals and surveys of property. No properties were sold. This activity was taken over by the City's Economic Development Department in January 2006 and the remaining CDBG funds will be re-allocated in FY 2007
Performance Outcomes:	<ul style="list-style-type: none"> • Generated \$817 in CDBG Program Income.

Budget Information:

CDBG Funds Budgeted This Period:	\$6,573
CDBG Funds Expended This Period:	\$3,150
CDBG Balance June 30, 2006:	\$3,423
Other Federal Funds Expended This Period:	\$0
Non-Federal Funds Expended This Period:	\$0
Total Project Funds Expended This Period:	\$3,150

City of Asheville Water Line Replacement

HUD # 688

CDBG Activity Code: 03 - Public Facilities and Improvements (General)
Agency: City of Asheville Water Resource Department
Activity Location: Deaver Street in West Asheville
 Census Tract 10, Block Group 1 - 55.5% LI
Activity Description: Water line replacements of old 2" and smaller galvanized water lines with 6" ductile iron pipe. Install fire hydrants, valves, new meters and boxes, service lines and repave street.

Accomplishments:



Installed 1,560 linear feet of 6" ductile iron pipe water line, new service lines, meters, and valves. Installed 3 fire hydrants and repaved the

A new fire hydrant signals improved water flow and fire safety on Deaver Street street.

Performance Outcomes: 19 households have direct access to improved infrastructure resulting in improved water pressure & fire protection.
 8 vacant lots now have water/sewer availability to facilitate infill development.

HUD Performance Outcome Statement 19 households were provided access to improved water lines and streetscape for the purpose of creating a suitable living environment.

Total Project Development Costs:

CDBG Funds Budgeted:	\$87,500
CDBG Funds Expended This Period:	\$87,500
CDBG Balance June 30, 2006:	\$0
Other Federal Funds Expended:	\$0
Non-Federal Funds Expended:	\$70,626
Total Project Funds Expended:	\$158,126

Transit Infrastructure Improvements

HUD # 665

CDBG Activity Code: 03 - Public Facilities and Improvements (General)

Agency: City of Asheville Transit Services

Activity Location: Census Tract 1, BG 1 - 87.8% LI
 Census Tract 9, BG 3 & 4 - 76.2% & 92.7% LI (respectively)
 Census Tract 10, BG 1 & 2 - 55.5% & 70.1% LI
 Census Tract 11, BG 1 & 2 - 54.7% & 70.1% LI
 Census Tract 12, BG 2 - 60.2% LI

Activity Description: Installation of 2 bus shelters and approximately 110 route and timetable signs along the City's bus routes (Routes 1 and 18) in low-income areas.

Accomplishments:



Signage:

91 route schedule holders installed and 7 rotating route schedule holders scheduled for installation by late-August.

Shelters (2 under construction):

- One shelter nearly completed on corner of Livingston and Depot Streets. Designed and constructed by student architects in local Design Corps studios, using volunteer and public participation to develop unique design.
- A second shelter was purchased, and the concrete pad poured, ready for installation.

Performance Outcomes: Improved comfort and utility of transit infrastructure for 3200 households in two low-income neighborhoods (measured by population within approximately ½ mile radius of each bus shelter)

Increased accessibility of the Asheville Transit System resulting in 8.5% increase in annual ridership.

HUD Performance Outcome Statement: 5317 low income people will have access to transit schedules and/or bus shelters for the purpose of creating a suitable living environment.

Total Project Development Costs:

CDBG Funds Budgeted:	\$30,000
CDBG Funds Expended This Period:	\$15,851
CDBG Balance June 30, 2006:	\$14,149
Other Federal Funds Expended:	
Non-Federal Funds Expended:	\$2,309
Total Project Funds Expended:	\$16,458

West End/Clingman Infrastructure Phase II

HUD # 551

CDBG Activity Code: 03 - Public Facilities and Improvements (General)
Agency: Mountain Housing Opportunities, Inc. (MHO) (CBDO)
Activity Location: Census Tract 9, Block Group 4, L/M Benefit: 92.7%
Activity Description: Funds were used by Mountain Housing Opportunities to provide streetscape enhancements to Rector Street and water line improvements on Trade and Club Streets, Green and Girdwood, Park Square and Park Place
Accomplishments: Project 100% complete at June 30, 2005. No funds were spent during this reporting period. The balance of funds are to be re-allocated in program year 2006-2007.

Total Project Development Costs:

CDBG Funds Budgeted:	\$2,760
CDBG Funds Expended This Period Only:	\$0
CDBG Balance June 30, 2006:	\$2,760
CBDO Proceeds Expended:	\$0
Other Federal Funds Expended:	\$0
Non-Federal Funds Expended:	\$0
Total Project Funds Expended:	\$0

Prospect Street and Park Infrastructure HUD # 583

CDBG Activity Code: 03 - Public Facilities and Improvements (General)
Agency: Mountain Housing Opportunities, Inc. (MHO) (CBDO)
Activity Location: Owens Bell Lane & Owens Bell Park (formerly referred to as Prospect Street and park)
 Census Tract 9, Block Group 4, L/M Benefit: 92.7%.
Activity Description: Design and construct a new street connecting Clingman Avenue to Rector Street, which will facilitate the development of 17 homes. MHO will partner with City Parks & Recreation to design "pocket park".

Accomplishments:



The street was completed in FY 2005. In FY 2006 the final phase was completed to create Owens Bell Park: restored 30' buffer along 280 linear feet of stream; constructed 500 linear feet of streamside path and bridge; eradicated aggressive exotics on the site; reforested with 24 hardwood trees.

Performance Outcomes: The entire neighborhood, including the 17 new households, has access to new infrastructure and a public park.

HUD Performance Outcome Statement: Public park and infrastructure improvements provided to sustain a suitable living environment.

Budget Information:

CDBG Funds Budgeted This Period:	\$0
CDBG Funds Expended This Period:	\$0
CDBG Balance June 30, 2006:	\$0
CDBG Program Income Expended This Period:	\$4,373
Other Federal Funds Expended This Period:	\$0
State/Local Funds Expended This Period:	\$0
Private Funds Expended This Period:	\$57,575
Total Project Funds Expended This Period:	\$61,948

Clingman Avenue Infrastructure

HUD # 582

CDBG Activity Code:	03 - Public Facilities and Improvements (General)
Agency:	Mountain Housing Opportunities, Inc. (MHO) (CBDO)
Activity Location:	Clingman Avenue - Census Tract 9, Block Group 4, L/M Benefit: 92.7%.
Activity Description:	Improvements to streets, sidewalks, curbing, sewer & storm drainage on Clingman Avenue and the adjoining greenway route. Improvements will include a bicycle/pedestrian lane across the Clingman Bridge and a round-about at the Roberts Street intersection.
Accomplishments:	Selected and contracted with design firm through public request for proposals. Held stakeholder meetings to direct the design firm Completed preliminary design
Performance Outcomes:	Once complete, Clingman Avenue Infrastructure will provide: 47 households and 2 vacant buildings along Clingman Avenue with direct access to improved neighborhood infrastructure. 620 persons with improved infrastructure and increased safety in their neighborhood corridor.
HUD Performance Outcome Statement	620 households will have access to improved infrastructure for the purpose of creating suitable living environments.

Budget Information:	This Period	Total Project
CDBG Funds Budgeted:	\$34,500	\$34,500
CDBG Funds Expended:	\$3,898	\$3,898
CDBG Balance June 30, 2006:	\$30,602	\$30,602
CBDO or CHDO Proceeds Expended:	\$0	\$2,328
Other Federal Funds Expended:	\$0	\$0
Non-Federal Funds Expended:	\$18,307	\$18,307
Total Project Funds Expended:	\$22,205	\$24,533

ABCCM – Courtland Avenue Group Home

HUD # 372

CDBG Activity Code:	03 - Public Facilities and Improvements (General)
Agency:	Asheville Buncombe Community Christian Ministry
Activity Location:	Courtland Avenue, Asheville
Activity Description:	<p>Site preparation and construction of three buildings on Courtland Avenue to house residents and staff of Courtland Avenue Group Home. Courtland Avenue Group Home provides a safe, structured environment for recovering substance abusers who are homeless or exiting treatment programs, offering housing, meals, and group counseling. ABCCM took ownership in January, 2006, when Flynn Homes dissolved and turned over all assets. ABCCM then partnered with Next Steps in Recovery to operate the recovery program for males.</p>
Accomplishments:	<p>Project completed. Three modular buildings have been constructed and installed, and the certificate of occupancy was obtained in March, 2006.</p> <p>At year end, 31 men had been served.</p>
Performance Outcomes:	The new facility increased the agency's capacity from 16 to 22 beds for residents, providing housing and stabilization for 6 additional individuals. Housing for 4 staff was also provided.
HUD Performance Outcome Statement	31 homeless individuals were provided access to decent affordable housing.

Budget Information:	This Period	Total Project
CDBG Funds Budgeted:	\$0	\$61,165
CDBG Funds Expended:	\$0	\$61,165
CDBG Balance June 30, 2006:	\$0	\$0
Other Federal Funds Expended:	\$0	\$0
Non-Federal Funds Expended:	\$143,813	\$836,835
Total Project Funds Expended:	\$143,813	\$898,000

Section 108 Debt Service

HUD # 613

CDBG Activity Code: 19F - Repayments of Section 108 Loan Principal

Agency: City of Asheville

Activity Location: City-Wide, Asheville, NC

Activity Description: Semi-annual principal and interest payments on a (1) \$1,500,000 Section 108 Loan from HUD for affordable rental housing rehabilitation and (2) \$800,000 for redevelopment in the South Pack Square area. HUD approved the first Section 108 Loan in 1998 and it will be paid off by August 2008. The second loan was approved in 2003 and will be paid off in 2022.

Accomplishments:

- All Section 108 funds from loan (1) committed.
- Payments of principal and interest made on time - July 2005 and January 2006. Paid \$150k in principal and \$14,640 interest on loan (1) and \$20K in principal and \$38,894 in interest on loan (2).
- Balances owed are (1) \$450,000 and (2) \$780,000.
- \$95,026 was received in principal and interest payments in the rehab loan program. These funds, along with the balance of repayments available from FY04-05, were sufficient to cover the Section 108 loan repayment for FY05-06 without using CDBG funds. Balance available for repayment in 06-07 is \$35,670.
- See "City-Wide Rehabilitation" for rehabilitation program detail.

Budget Information:

CDBG Funds Budgeted This Period:	\$32,358
CDBG Funds Expended This Period:	\$0
CDBG Balance June 30, 2006:	\$32,358

Burton Street Area Planning

HUD # 667

CDBG Activity Code: 20 - Planning
Agency: Neighborhood Housing Services, Inc. (NHS) (CBDO)
Activity Location: Burton Street Community, CT 11, BG 1 - 54.7% LI
Activity Description: Community organization and planning activities to help establish leadership through a community association, to encourage appropriate real estate development, assist in the elimination of drug trafficking, and encourage neighborhood revitalization in the Burton Street community.

Accomplishments: Organized and empowered residents of Burton Street Community to establish monthly meetings, hold three (3) neighborhood clean-up/cook-out days, develop working relationship with Asheville Police Department (APD) for the purpose of community policing and to stop drug trafficking in the Boyd & Ivy neighborhood, and participate in Coalition of Asheville Neighborhoods and Neighborhood Congress

Organized, sponsored and accompanied workshops, events and trainings to learn about neighborhood programs in other communities, encourage and mobilize leadership within the community, and to facilitate neighborhood goal-setting.

Performance Outcomes: Major drug-related arrests have been made on Boyd & Ivy Streets, due to increased neighborhood watch and strengthened relationship with APD,

One landlord moved a tenant who was found to be involved in drug activities from location in Burton Street neighborhood. In coordination with the APD, neighborhood leaders had confronted landlord about tenant.

Neighbors cleaned out the basement of the home of an 83-year old resident so Community Action Agency could weatherize the home.

HUD Performance Outcome Statement Community residents were provided opportunity to participate in community organization and planning activities for the purpose of improving accessibility to amore suitable living environment.

Budget Information:	Total
CDBG Funds Budgeted:	\$15,000
CDBG Funds Expended:	\$15,000
CDBG Balance June 30, 2006:	\$0
CDBG Program Income Expended:	\$0
CBDO Proceeds Expended:	\$0
Other Federal Funds Expended:	\$2,606
Non-Federal Funds Expended:	\$0
Total Project Funds Expended:	\$17,606

AHC – 10-Year Homeless Plan Coordination

HUD #699

CDBG Activity Code: 20 - Planning
Agency: Affordable Housing Coalition (AHC)
Activity Location: City-Wide, Asheville, NC
Activity Description: Affordable Housing Coalition, as lead entity for the implementation of the 10-Year Plan to End Homelessness, will hire, train, and supervise a qualified project coordinator to work with service providers to carry out the day to day operations of the project and will be accountable to the community, homeless service providers, and local government.

Accomplishments: Hired and trained a project coordinator, Amy Sawyer, who is directing the day to day operations of the homeless project.
 Recruited key business, government, and community stakeholders from across Asheville and Buncombe County to participate in this project.
 Hosted the first Homeless Initiative Stakeholders Meeting on June 15, 2006.
 Amy Sawyer has attended the NC Conference on Homelessness and registered for the National Alliance to End Homelessness Conference.

Performance Outcomes: Advisory groups have been created to forward different aspects of the Homeless Initiative: an Advisory Board, Service Providers, HMIS, Prevention, Housing, and (client) Feedback .
 AHC has begun the relationship building with churches, local foundations, and local businesses necessary to ensure the long-term financial stability of this program.
 AHC has promoted greater understanding and dialogue of this issue through attending public meetings, producing a newsletter and establishing a website (www.abchomeless.org)

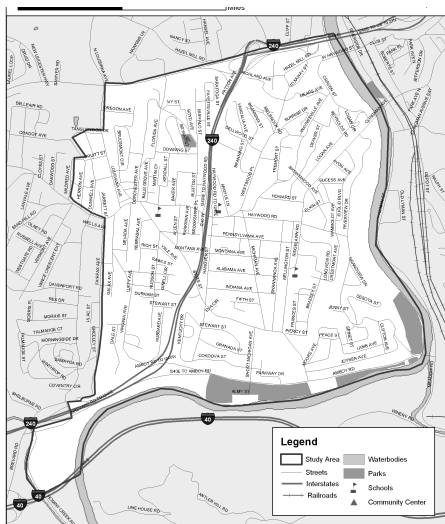
Budget Information:

CDBG Funds Budgeted This Period:	\$15,000
CDBG Funds Expended This Period:	\$11,015
CDBG Balance June 30, 2006:	\$3,985
Other Federal Funds Expended This Period:	\$0
State and Local Funds Expended This Period:	\$5,629
Total Project Funds Expended This Period:	\$26,644

Pisgah Legal Services Resource Development HUD #669

CDBG Activity Code: 20 - Planning
Agency: Pisgah Legal Services (PLS)
Activity Location: City-Wide, Asheville, NC
Activity Description: Operating cost to negotiate with members of the Homeless Coalition to plan request to HUD for Continuum of Care funds to serve homeless persons in the community, to draft and submit the application to HUD, to pursue funding to improve housing opportunities for homeless and very low income persons, and to research regulatory options that would increase housing opportunities for homeless and very low income persons.

Accomplishments:



Continued work on the Weed & Seed effort in the Pisgah View Public Housing Development. Site was officially recognized by the Dept of Justice and \$1 million is granted over 5 years. Assisted AHC in the hiring and supervision of a coordinator for the 10 Year Plan to End Homelessness.

Submitted a new CoC grant to HUD for FY2007 for \$679,394 for Interlace, A-Hope, and Shelter Plus Care.

Carried out in-depth research on inclusionary zoning and community land trust programs.

Map shows Weed & Seed target area

Performance Outcomes: Secured **\$708,992** in FY 2006 CoC funding:

- \$43,890 to Life on Life's Terms to provide 2 units of permanent supportive housing.
- \$221,856 to Western Highlands LME to sustain 35 units of permanent housing and supportive services.
- \$260,360 to the Interlace program of AHC to sustain 16 transitional housing units, plus services, to survivors of domestic violence.
- \$186,866 to sustain Hospitality House's A-Hope Day Center, serving annually over 2,000 homeless persons.

Budget Information:

CDBG Funds Budgeted This Period:	\$46,790
CDBG Funds Expended This Period:	\$46,790
CDBG Balance June 30, 2006:	\$0
Total Project Funds Expended This Period:	\$46,790

CD Administration

HUD # 664

CDBG Activity Code: 21A General Program Administration

Agency: City of Asheville

Activity Location: City-Wide, Asheville, NC

Activity Description:



Administration of CDBG program to ensure timely use of funds, effective programming, compliance with federal regulations, citizen participation, and coordination with other governmental and non-profit agencies.

Balance of funds will be reprogrammed.

Admin funds were used to organize an Affordable Housing Fair in August 2005

Budget Information:

CDBG Funds Budgeted This Period: \$247,229

CDBG Funds Expended This Period: \$226,717

CDBG Balance June 30, 2006: \$20,512

Unprogrammed Funds

CDBG Activity: Unprogrammed Funds

Agency: City of Asheville

Activity Location: n/a

Activity Description: Funds held in contingency for emergencies, unexpected projects, or cost over-runs.

Accomplishments: n/a

Budget Information:

CDBG Funds Budgeted This Period: \$41,267

CDBG Funds Expended This Period: \$0

CDBG Balance June 30, 2006: \$41,267